

2

Existing Conditions Analysis



Working Group members discuss the elements that make up a newer duplex built in East Arlington.

To strengthen each neighborhood's sense of place, future developments need to be designed in response to their surroundings. At the heart of the Guidelines is an understanding of what characteristics shape each of Arlington's many neighborhoods. The Existing Conditions Analysis will describe Arlington's many neighborhoods and the different housing typologies that help to define the neighborhoods.

In the early to mid-20th century, Arlington developed into a streetcar suburb in the Boston area. Today, it is a densely developed, vibrant town seeing increased interest in redevelopment in its many low-density residential neighborhoods.

Key Questions

The Existing Conditions Analysis will seek to understand the following:

- What are the different neighborhoods in Arlington and what urban design factors give them their unique sense of place?

- Many residents are concerned that recent constructions are oversized and do not fit the context; is this actually true and what is the root cause of this issue, from both a regulatory and design perspective?

Methodology

The Existing Conditions Analysis will first outline the key design issues and patterns of residential redevelopment that impact the identity of a neighborhood.

Next, the Analysis will use mapping and an architectural typology inventory to better understand the factors that differentiate the neighborhoods from each other. The Existing Conditions Analysis will then propose "fuzzy" boundaries for different neighborhoods based on community feedback and data.

Finally, the Analysis will review the current zoning regulations and review process to better understand how a Design Review would be added to the existing process.

Fast Facts (2018)

The population grew 6.6% to 45,624 Residents from 2010.

59% of Arlington's 18,600 households owned their homes.

The median value of owner-occupied housing was \$609,800.

The median household income was \$107,085.

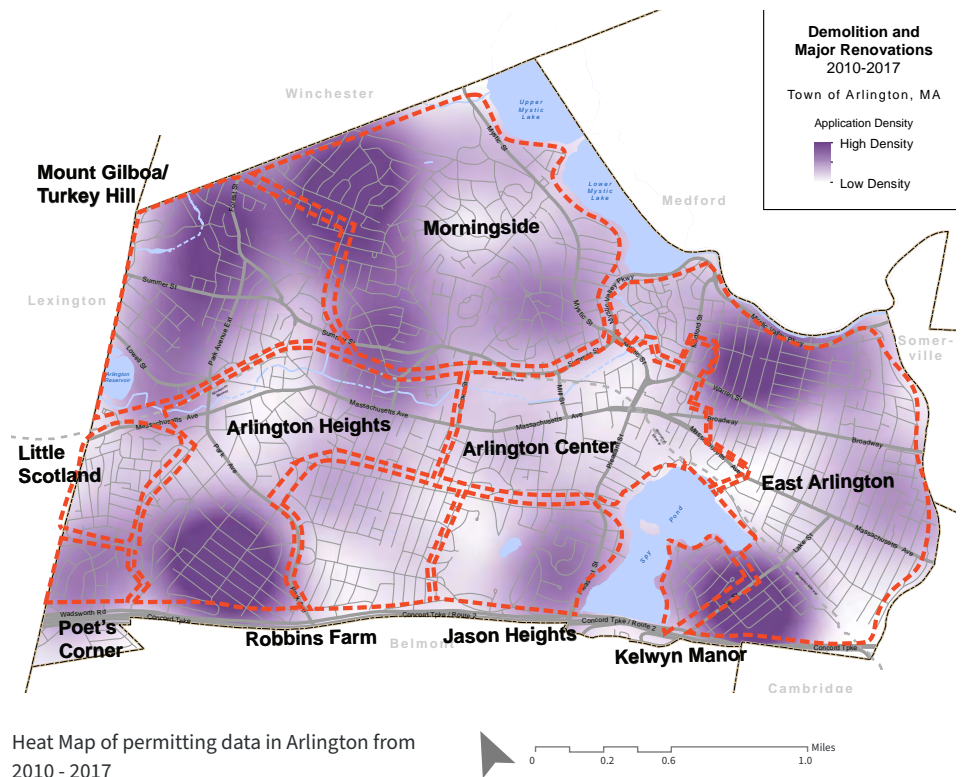
Source: US Census, ACS 2018.

2.1 Existing Patterns and Concerns

Many residents say that many of the newly built homes and renovations do not fit in their context. Demand for more living space, the need for garage space, and a lack of clarity about best design practices have led to new construction that feels out of scale with the rest of the neighborhood.

Recently, homeowners and developers have been replacing or renovating older housing. While household size has decreased in the Boston region, the average size of Arlington's houses has increased. The median size of a single-family house in Arlington is 1,846 sf, but the median size of a newly-built single-family house in Arlington between 2010 and 2020 is 3,446 sf. As housing prices rise, homeowners and developers are incentivized to replace existing, smaller houses on large lots with much larger homes.

Furthermore, much of Arlington was developed as a streetcar suburb, prior to the advent of the car. In 2017, 61 percent of commuters drove alone, compared to 20 percent of commuters who took transit. Most households own one



or even multiple cars to get around. Arlington, in most cases, does not allow overnight street parking for residents. The combination of these two factors means that most homes need off-street parking spaces, even if the original lots were not designed to accommodate parking.

These trends have resulted in new housing that is designed for a very different lifestyle than the current neighborhood fabric. The challenge

will be to create design guidelines that allow families to adapt their homes but also to ensure new homes are designed to fit their context.

Residential Design Concerns Overview



Oversized shed dormers on gable roof effectively create three-story houses; South Boston, MA.
Source: Google Streetview.



Large home with many elements; Lexington, MA.
Source: Google Streetview.



Garage on a "snout house"; Medford, MA.
Source: Google Streetview.

Lack of clarity and consistency in design

Many renovations, visible from the street, can cause an updated home to appear more massive or out of place with the neighborhood. A new, oversized dormer can add the appearance of significant height, effectively transforming a two-and-one-half-story house into a three-story house. Mismatched rooflines and other additions that do not fit the architectural language of the existing buildings can also create the appearance of significant massing.

More living space, bigger houses

New houses are often built to their maximum zoning envelope or built to the maximum height and setbacks allowed by zoning. Attached garages and site topography have also pushed living space further above the street, creating houses that seem significantly larger than their neighbors.

Parking that dominates the principal facade

New houses are required by zoning to include off-street parking. Narrow lots prevent many houses from including side driveways and a rear, detached garage.

One solution has been the "park-under"; while the typology is common even in older homes, the average garage door width has increased. Side-by-side townhomes also require two driveways and often place them side-by-side, further emphasizing the garage. Recent updates to maximum driveway slopes and counting driveway spaces as off-street spaces have helped mitigate some of these issues.

Note: Examples from other communities were used to protect privacy of Arlington residents.

2.2 Defining Arlington's Neighborhoods

Arlington is made up of several unique neighborhoods. The diverse houses that make up these neighborhoods give them character and identity. Neighborhoods are distinguished by their development history, urban design, and layout.

The way Arlington residents describe their neighborhoods differ greatly from the blunt dimensional requirements in zoning. While most of Arlington is zoned as either R0, R1, and R2, the areas within these zoning districts can vary greatly, depending on the neighborhood. Achieving more responsive and comprehensive residential urban design guidelines requires a more fine-grained understanding of Arlington's many neighborhoods.

Many of the names and boundaries of neighborhoods exist only in each resident's mental map. The boundary between East Arlington and Arlington Center will be different for each person. This analysis acknowledges that boundaries are fluid and constantly shifting. Through an analysis of assessor's data and input from the community, these neighborhoods will help shape

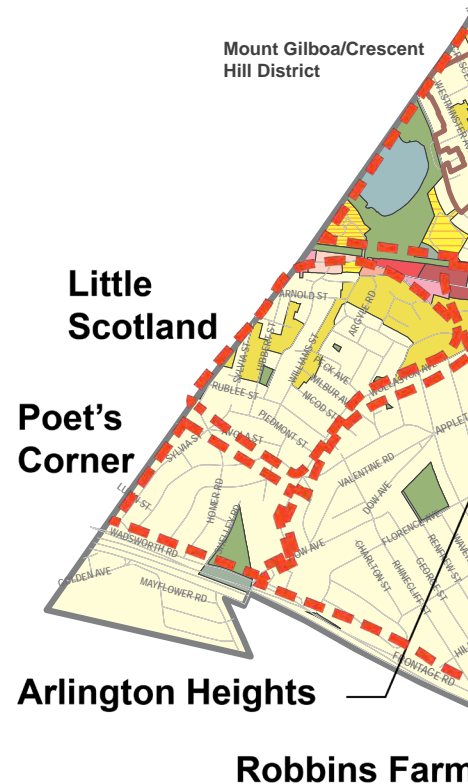
different sets of guidelines for each neighborhood's collection of housing typologies.

Unlike zoning and its rigid boundaries, the analysis proposes a set of "fuzzy" boundaries to define neighborhoods. Arlington's neighborhoods are filled with diverse housing typologies, so the urban design guidelines provide flexibility to homeowners and designers. The neighborhoods are meant as a guiding, starting point in order to understand the development patterns and building characteristics in each of Arlington's neighborhoods.

The analysis synthesized the following information to create the Neighborhood Map:

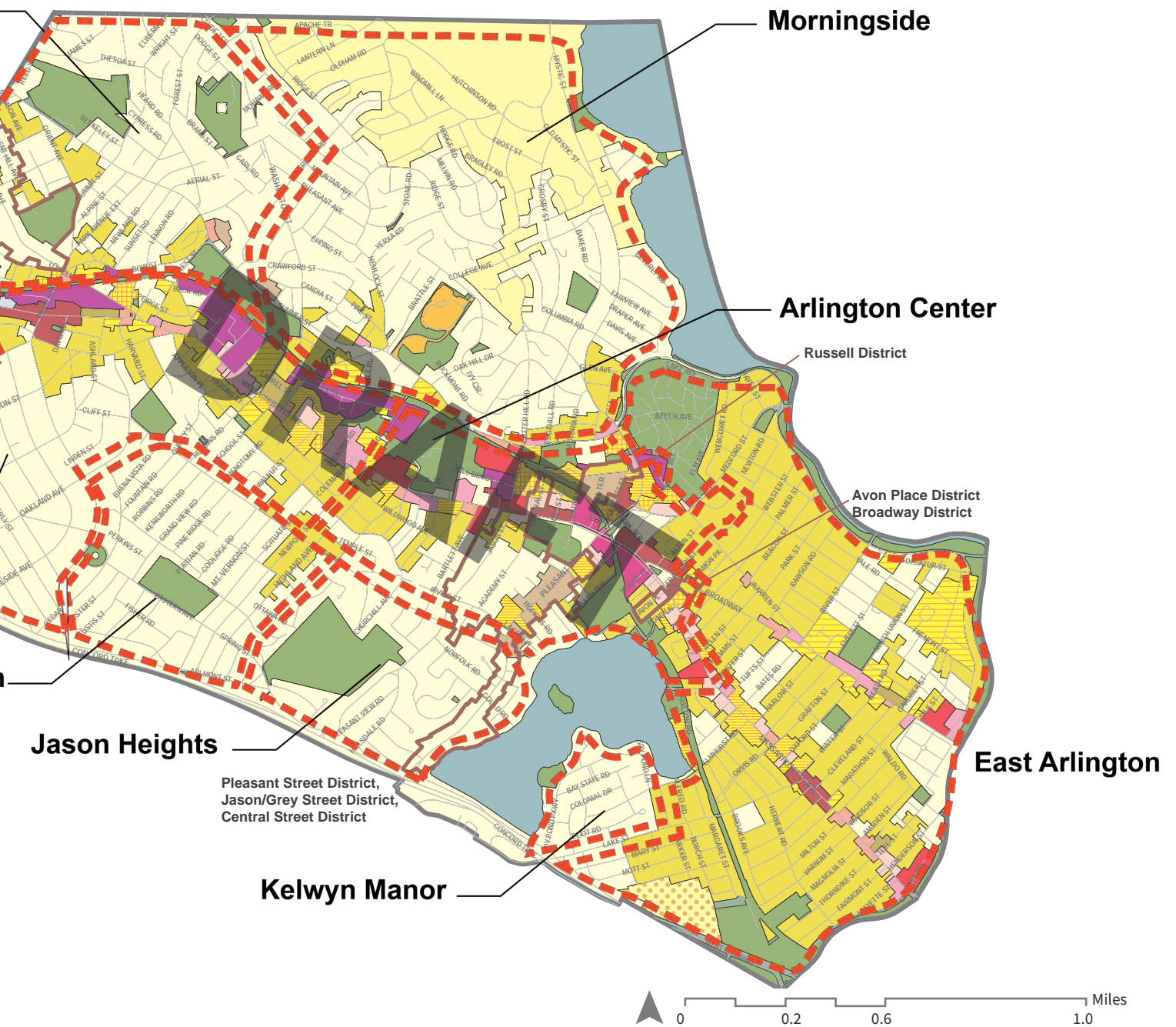
- Assessor's data, including year built, lot size, Floor Area Ratio (FAR), and Exterior Style
- Community input and "mental maps" provided by DPCD staff and Design Review Working Group members
- Existing maps, including Zoning and other websites

Mount Gilboa / Turkey Hill



Legend	
B1: Neighborhood Office	R0: Large Lot Single Family
B2: Neighborhood Business	R1: Single Family
B2A: Major Business	R2: Two Family
B3: Village Business	R3: Three Family
B4: Vehicular Oriented Business	R4: Town House
B5: Central Business	R5: Apartments Low Density
I: Industrial	R6: Apartments Med Density
MU: Multi-Use	R7: Apartments High Density
OS: Open Space	T: Transportation
PUD: Planned Unit Development	Water Body

Zoning map of Arlington with Residential Design Guidelines "fuzzy boundaries" overlaid on top. Boundaries subject to change throughout process.



2.3 Neighborhood Attributes

A neighborhood's sense of place depends on its residents but also the physical characteristics that make up a neighborhood. Elements that help to distinguish different neighborhoods include the history and pattern of development, landmarks and open space, street layout and lot size, architectural styles, and massing.

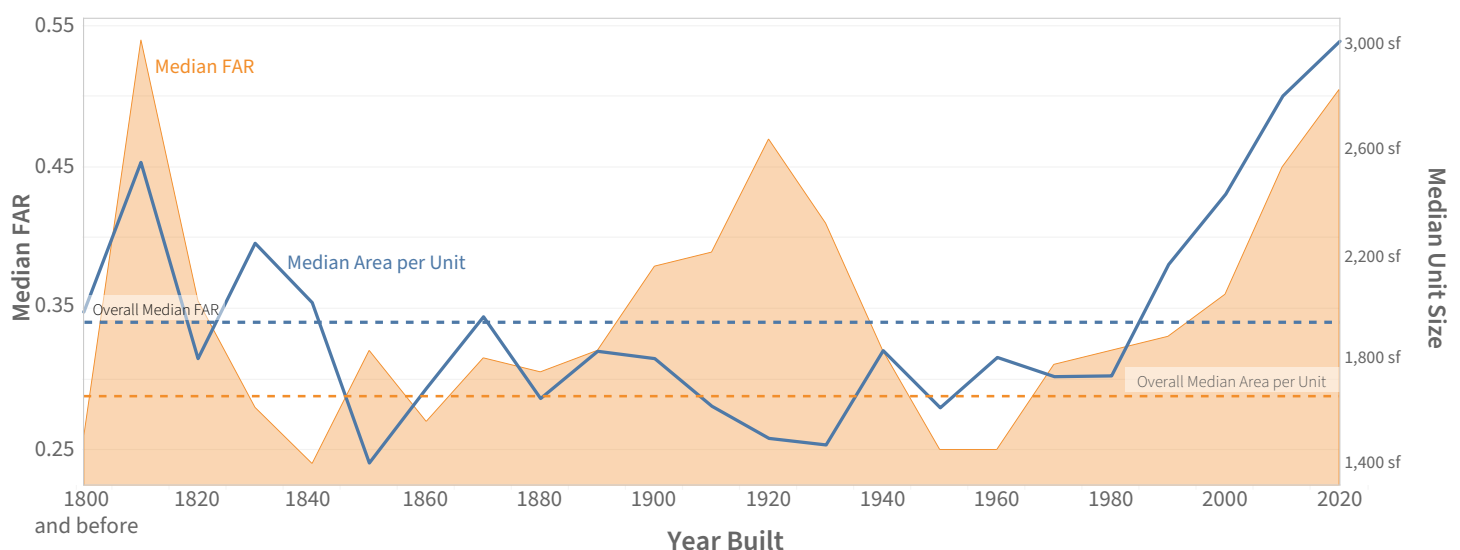
To study the different neighborhoods, the existing conditions analysis primarily used 2019 Assessor's data provided by the Town of Arlington and images from site visits, community members, and Google Streetview.

Overall, neighborhoods that have a denser urban fabric were developed earlier. This is probably because these areas were closest to the original streetcar line on Massachusetts Avenue (East Arlington, Arlington Heights). Neighborhoods that were predominantly developed when car ownership increased have a less

dense urban fabric, meaning the lots are bigger.

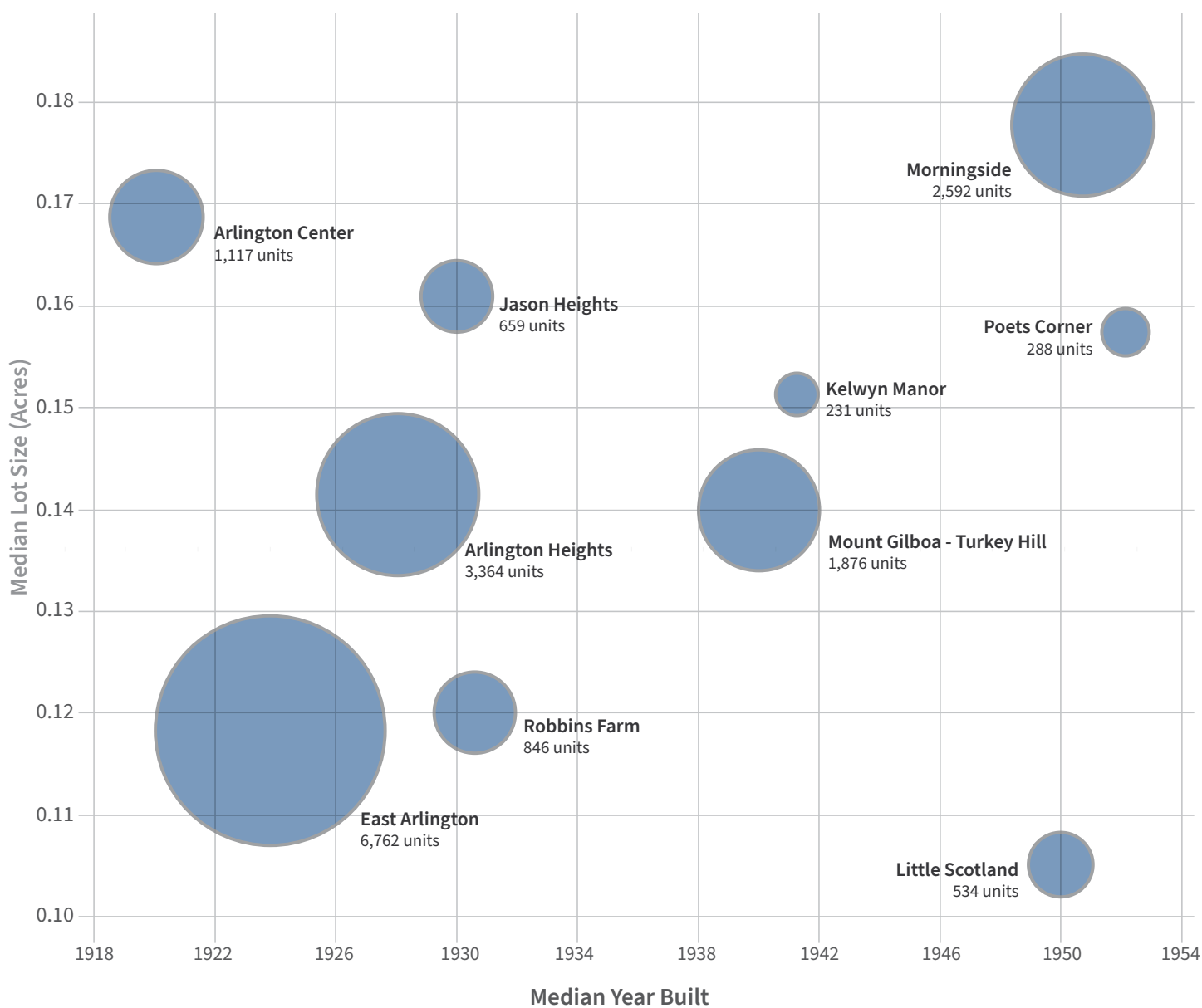
Another key pattern of development is a change of density over time. The median floor area ratio (FAR, calculated by dividing the gross square footage by the lot size), of development increased in the early 20th century as many two-family houses were built. While the total square-footage of development increased, the median area per unit decreased slightly. Recently, the median FAR of new homes has increased due to the increased size of household units.

Median Floor Area Ratio (FAR) and Median Area per Residential Unit Over Time in Arlington



Comparison of Floor Area Ratio (FAR) of housing and size of residential units over time. Note that in the early 20th-century, denser 2-families with smaller units were being built (High FAR, Small units), but more recently, larger single-family houses are being built (High FAR, Large units).

Median Lot Size (Acres), Median Year Built, and Number of Units by Neighborhood



Neighborhoods are plotted by median lot size and median year built. Lot size describes how compact the neighborhood's street layout might be. Generally, older neighborhoods such as East Arlington and Arlington Heights are more compact than more recently developed neighborhoods such as Morningside.

2.3 Neighborhood Attributes - History of Development

Arlington was primarily developed as a streetcar suburb in the 1920s when its population grew by more than 90 percent.

Arlington was originally called Menotomy, a rural village and considered part of Cambridge. Mills were built along Mill Brook; the Old Schwamb Mill claims to be located on the oldest continuously-used mill site, with documented operation dating back to about 1684. On the first day of the Revolutionary War, a battle fought in front of the Jason

Russell House resulted in 25 colonial casualties.

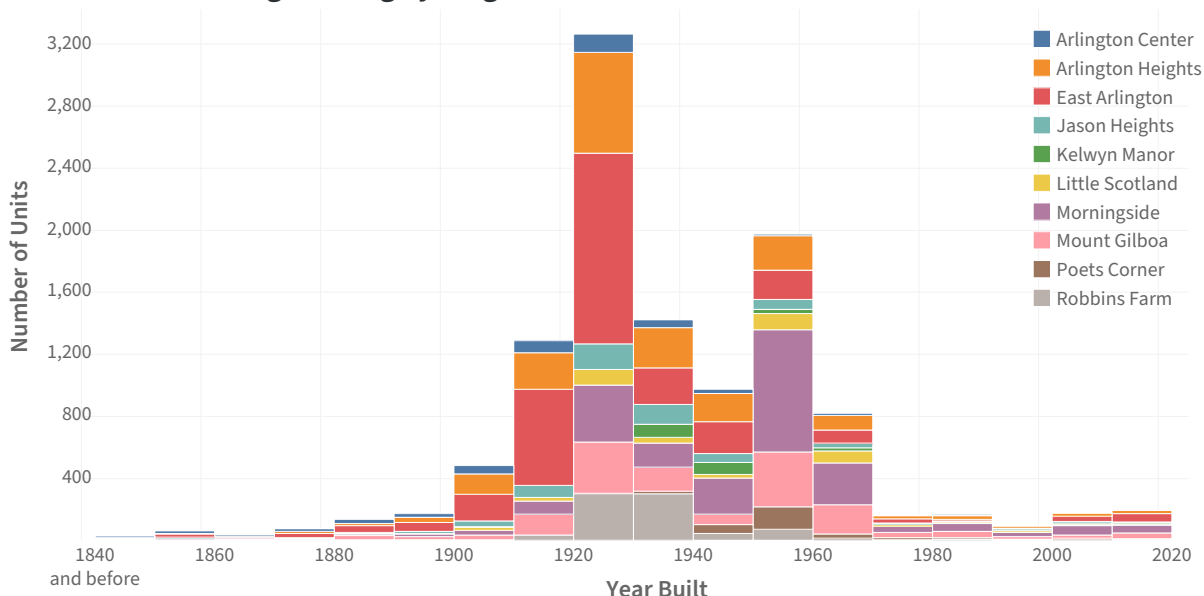
Most of Arlington was developed during the advent of the streetcar in the early 20th century. East Arlington and Arlington Heights saw the bulk of new units being built.

The 79 Streetcar went from Harvard Square in Cambridge to Arlington Heights but ended service in 1955. Today, the MBTA 77 bus roughly follows the same route.

When more families could afford cars in post-war America, new subdivisions were built in neighborhoods further from

Massachusetts Avenue, such as Morningside. In the 1960s, Arlington expanded many of the multi-family zoning areas in response to higher demand for apartments, and a variety of apartments were built, ranging from smaller 6-8 family "pill boxes" to larger towers. By 1975, after a moratorium, the master plan and zoning called for more restrictive zoning areas to protect single-family and two-family homes. Furthermore, more review, such as the Environmental Design Review and Special Permit process, were added to review new multi-family projects.¹

Year Built of Existing Housing by Neighborhood



This graph summarizes the year built of current structures that stand today. Note that if an original house was demolished and redeveloped, it would not be included. This does not display permitting data.

1. Hoffman, Alexander Von. Creating and Anti-Growth Regulatory Regime: A Case from Greater Boston, 2006.



The Jason Russell House, a yellow colonial built in 1740. It is the site of an early battle of the American Revolution. *Source: Wikimedia.*



Example of a 'Garrison' Colonial built in the mid-20th century. *Source: Google Streetview.*



Example of a contemporary colonial house built in the 2010s.



Summary of Arlington Development and Style History



Arlington Center, Colonial Revival 1884

Colonial Revival (1860 - Today)
Dutch Colonial, Garrison



Cutter House, Greek Revival, Federal, 1830



*Cushman House
Queen Anne, 1880s*

Historic Styles “Old Style” (1800 - 1910)

Stick Victorian, Queen Anne, Federal, Tudor Revival, Second Empire, Greek Revival

Menotomy Pre-1806

Before European settlement, there were significant Native American settlements. Farms and a small commercial center were developed during Colonial times.

West Cambridge: Country Retreat 1807 - 1866

Transportation improvements link Arlington to Boston. Small-scale industrial operations move in. Genteel country houses were developed near the town center. Many homes built during this period were demolished.

Early Suburbanization 1867 - 1910

Mills and factories briefly peaked but were replaced by market gardening. Electric railway service was extended throughout town. Farm areas closer to Mass Ave were subdivided for middle-class housing.



Jason Heights, Dutch Colonial, 1926



Jason Heights, Garrison, 1935



Turkey Hill, Modern Colonial, 2018



Arlington Heights, Cape, 1941



Morningside, Ranch, 1965

Minimal Traditional (1910 - 1950): *Cape, Bungalow*

Ranch, Raised Ranch (1950 - 1970)



East Arlington, 1924



East Arlington, 2016

Stacked Two-Family (1900 - 1940)

Garden Apartments, Multi-family

Townhouse Two-Family (2000s)

Accelerated Suburbanization 1911 - 1940

Farms were sold to be subdivided for dense, single- and multi-family housing to house an increasingly working-class and immigrant population in East Arlington.

Modernization 1941 - 1970

Subdivisions of single-family, Colonial-Revival and ranch houses continued to be developed. The automobile becomes even more important as a way to get around. Areas such as Morningside were developed.

Mature Town 1970 - 2020

Arlington continues to be a residential-focused town and is largely built out. Small infill development and renovations replace older housing stock.

This timeline is intended for illustrative purposes only. For a more detailed account of Arlington's historic architectural resources, please refer to the Arlington Historic Preservation Survey Master Plan, released in April 2019.

2.3 Neighborhood Attributes - Density

Lot Size and Floor Area Ratio (FAR) are two ways to measure built density. The pattern of massing gives neighborhoods different characters.

East Arlington and the Massachusetts Avenue Corridor are Arlington's densest neighborhoods. Much of the neighborhood fabric consists of

larger two-family houses that are closely spaced together on smaller lots.

Morningside is the least dense as it was mostly developed later and on larger lots. Homes generally have a garage and more spacious yards.

Some historic homes in neighborhoods such as Arlington Heights, Arlington Center, and Jason Heights also have larger lots.

Larger houses on large lots next to smaller houses can cause an abrupt change in the neighborhood fabric.

The initial design of a subdivision can create another abrupt change between neighborhoods. For example, Little Scotland has a much finer block pattern than the neighboring Arlington Heights.





Example of two homes located across the street. Larger lots allow for a larger house while smaller lots constrain development due to side and rear yard requirements. *Source: Google Streetview.*

New developments generally are built to their zoning envelope maximum.



2.3 Neighborhood Attributes - Style and Typology

Architectural style is characterized by a building's different elements, massing, and arrangement of elements. Developed over time, each neighborhood consist of a diversity of styles, from small bungalows to grand colonials.

The Assessor's data categorizes homes by exterior style; the analysis consolidated many categories. Much of Arlington's homes take inspiration from Colonial-Revival style. These homes borrow elements common in Colonial homes such as the types of windows, shutters, roof slope, and other decorative elements.

Smaller typologies (Capes, Bungalows) also borrow from the Colonial tradition but are distinct in their smaller massing.

A few other historic, eclectic, or unique style houses (categorized as "Old Style") also are interspersed. These homes borrow elements from movements such as Second Empire, Victorian, and Tudor.

Popular in post-war America, the ranch-style house is the next most common typology. Many of these Ranch homes have low profiles but also borrow common, Colonial decorative elements (e.g., windows).



Example of a Tudor-inspired house.
Source: Google Streetview.



Example of an older Colonial-style house.
Source: Google Streetview.



Example of a one-story Ranch-style house with Colonial elements. Source: Google Streetview.



Example of a Bungalow-style house.
Source: Google Streetview.



Example of a Victorian-inspired house.
Source: Google Streetview.



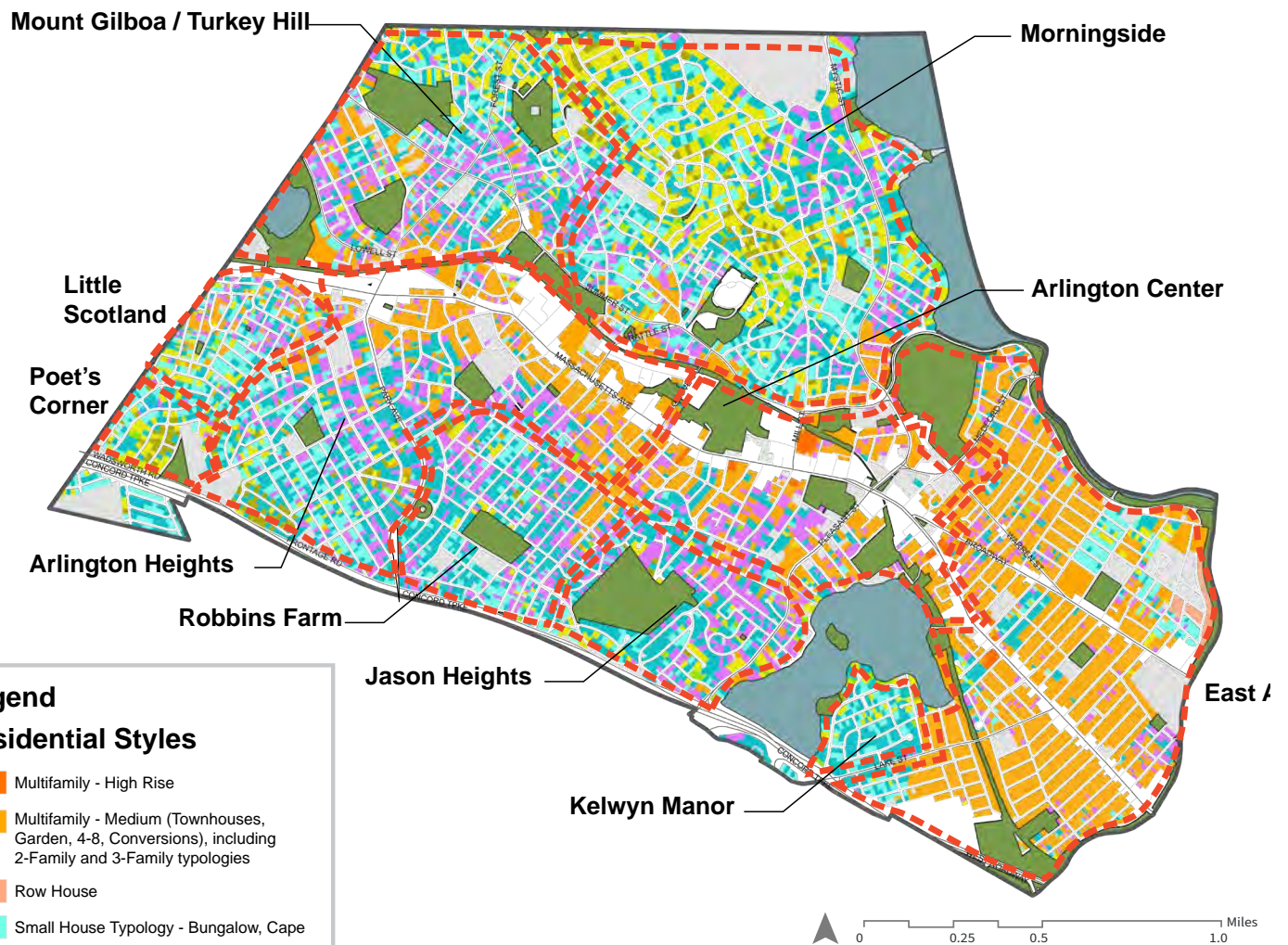
Example of a Dutch-Colonial-style house with gambrel roof. Source: Google Streetview.



Example of Cape-style houses with Colonial elements.



Example of two-family houses. Source: Google Streetview.



Map of exterior style of parcels in residential zoning districts, assigned by Assessors Department.

2.4 Neighborhood Profiles - East Arlington

Dominant Styles

Two-Family, Multi-family,
Old Style, Colonial

Year Built, Median
1924

Floor Area Ratio, Median
0.49 (0.34 Arlington median)

Lot Size, Median
5,149 sf (6,081 sf Arlington median)

East Arlington is Arlington's densest neighborhood and is centered around Broadway and Massachusetts Avenue. Between 1900 and 1924 agriculture yielded to suburban density and East Arlington saw explosive growth. It is a mix of primarily two-family houses and multi-family residential buildings. The housing stock is primarily pre-war with a corner of post-war developments such as Menotomy Manor managed by Arlington Housing Authority to the northeast. More recently, East Arlington has seen more condo conversions and duplexes.



Year Built

Before 1900 1900 1920 1945 1970 2000 2018



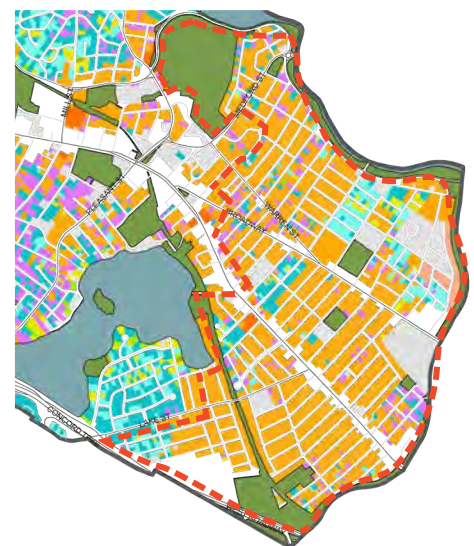
Lot Size (square feet)

0 5,000 6,000 9,000 12,000 More than



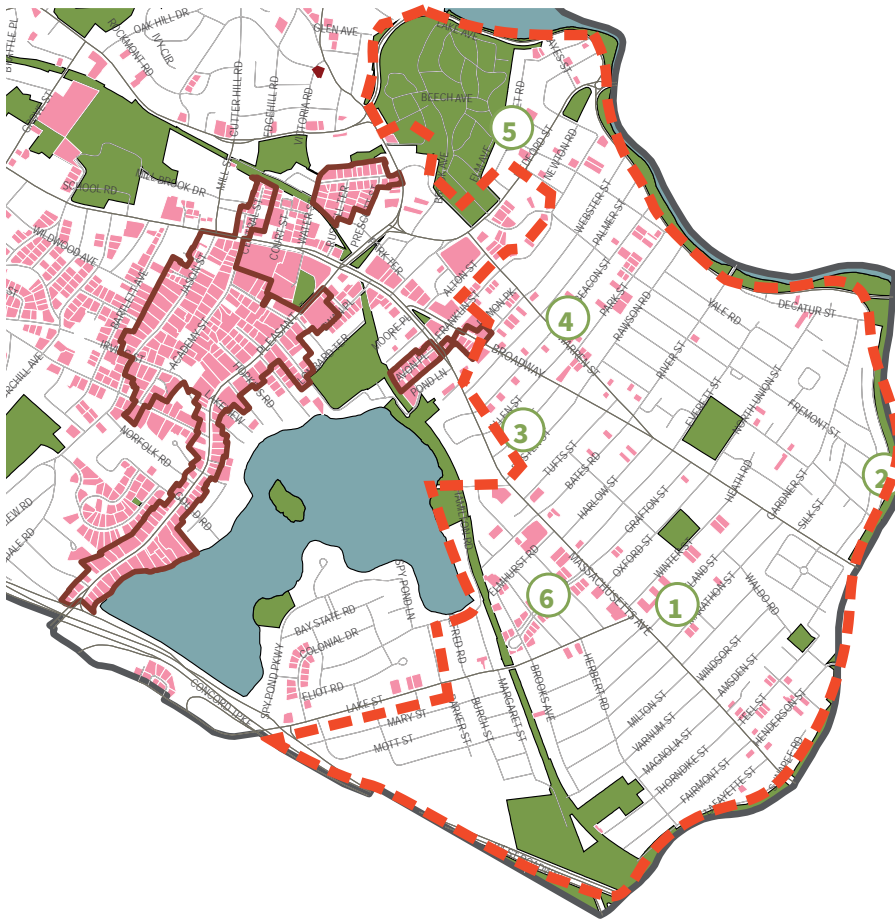
Floor Area Ratio (FAR)

0 0.24 0.31 0.40 0.53 More than

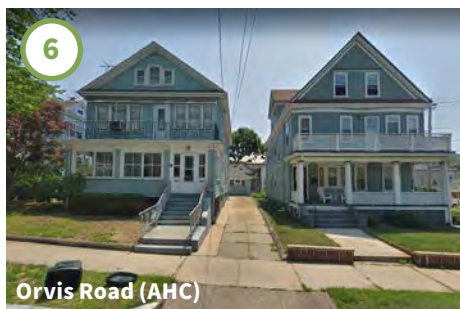


Residential Style

- 2F, 3F, Multi-family (Small-Medium)
- Multi-family (High-rise)
- Row House
- Small Typology (Cape, Bungalow)
- Colonial, Colonial Garrison
- "Old Style", Tudor
- Split level
- 1-story Ranch, Raised Ranch
- Conventional, Contemporary
- Non-residential, Other



Arlington Historical Commission (AHC) or Historic District properties
 Historic District boundary



2.4 Neighborhood Profiles - Kelwyn Manor

Dominant Styles

Colonial, Cape, Ranch

Year Built, Median

1941

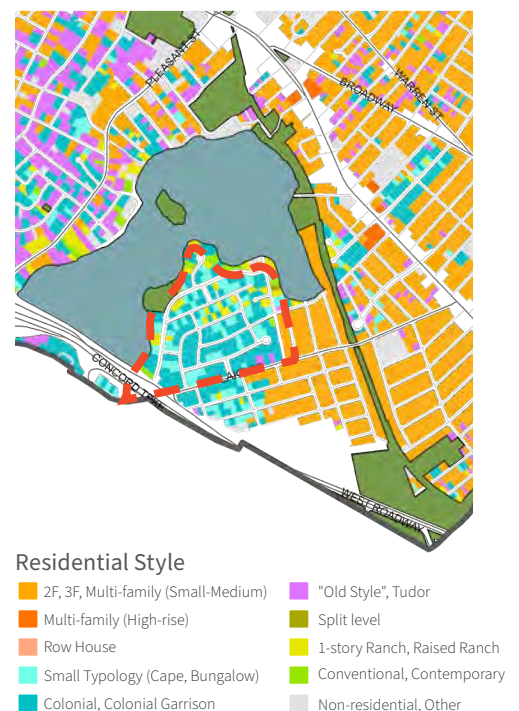
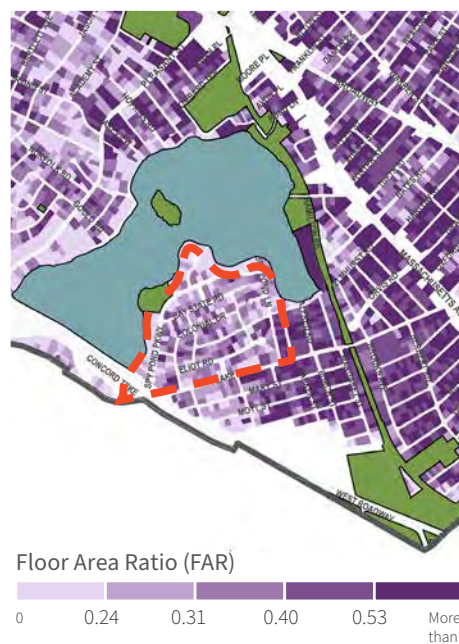
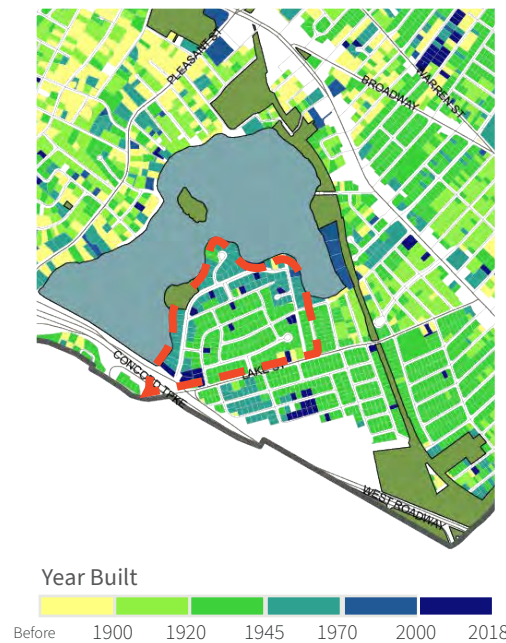
Floor Area Ratio, Median

0.29 (0.34 Arlington median)

Lot Size, Median

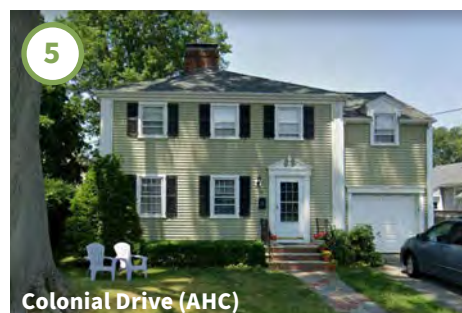
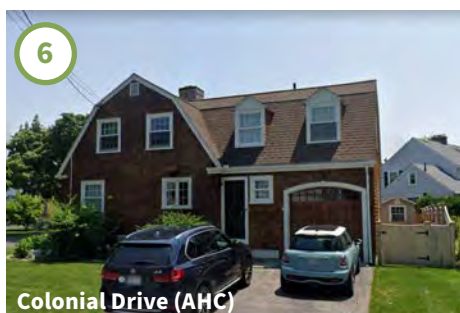
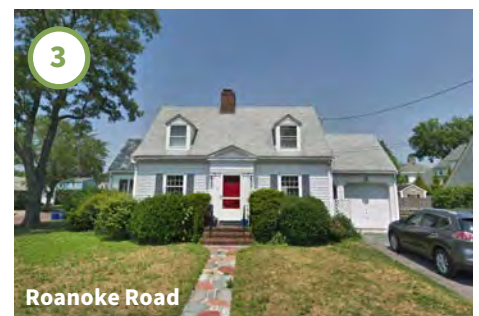
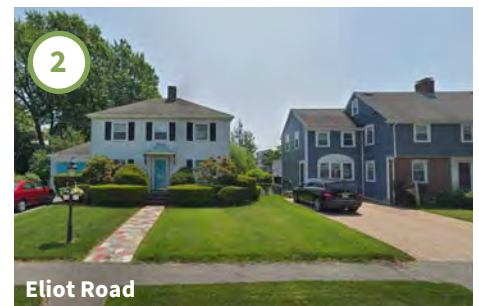
6,632 sf (6,081 sf Arlington median)

Initially developed in 1938 by the Kelly Coal Company, the central core of the subdivision is distinctive in its uniform use of period Colonial Revival style homes. Lots are generally larger and the layout is suburban with a curved grid and cul-de-sac's. Most homes have an attached garage. Some newer homes in the neighborhood are larger, particularly on the edges.





Arlington Historical Commission (AHC) or Historic District properties
 Historic District boundary



2.4 Neighborhood Profiles -Arlington Center

Dominant Styles

Old Style, Colonial, Two-Family and Multi-family

Year Built, Median

1920

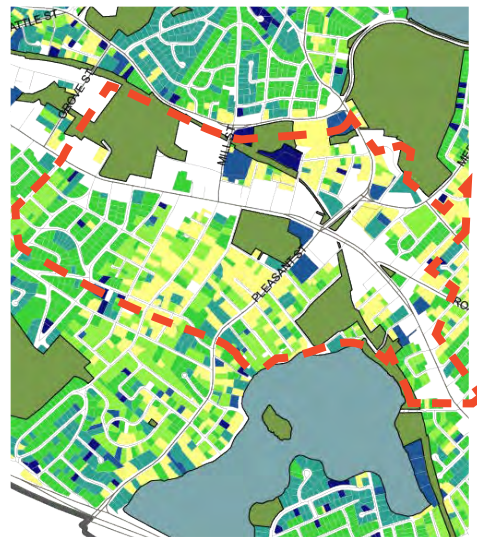
Floor Area Ratio, Median

0.37 (0.34 Arlington median)

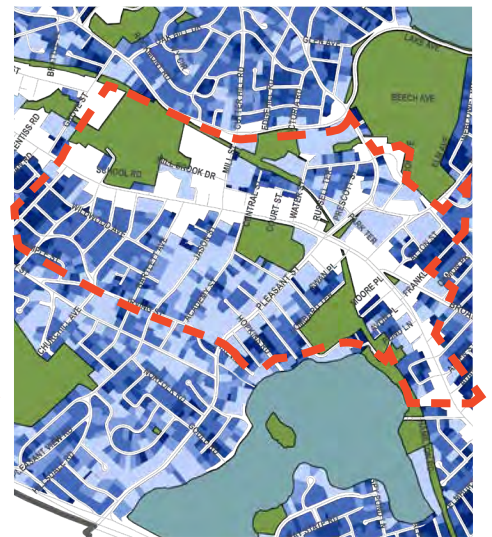
Lot Size, Median

7,329 sf (6,081 sf Arlington median)

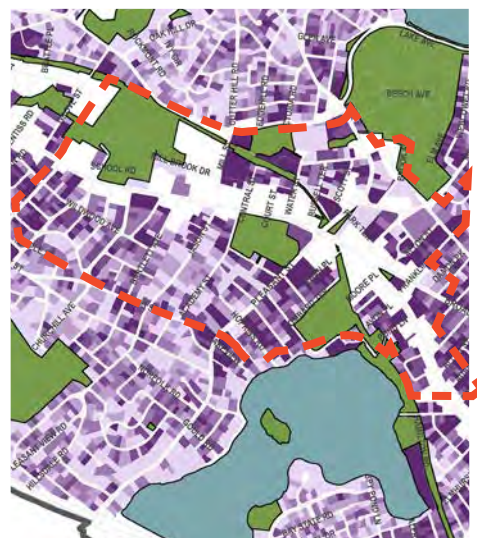
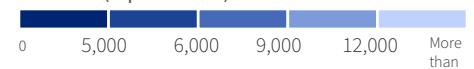
Arlington Center is Arlington's main commercial and civic areas. This includes Town Hall and other cultural institutions. The Minuteman bikeway marks its boundary to the north. At the meeting point of its surrounding neighborhoods, it is a mix of two-family and single-family houses. There are pockets of denser development closer to Massachusetts Avenue, intermixed with commercial uses. Arlington Center also consists of multiple historic districts and historically significant houses.



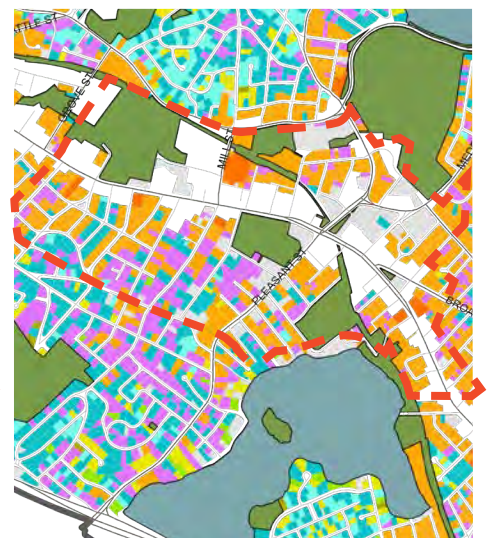
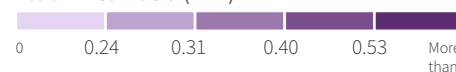
Year Built



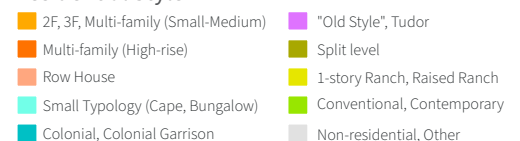
Lot Size (square feet)



Floor Area Ratio (FAR)



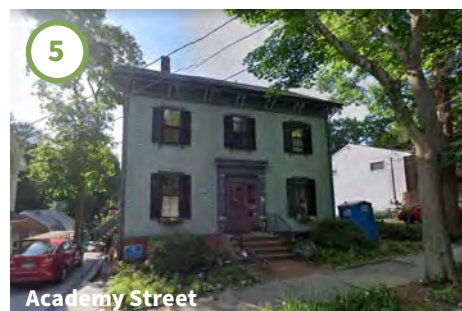
Residential Style





Arlington Historical Commission (AHC)
 or Historic District properties

Historic District boundary



2.4 Neighborhood Profiles - Jason Heights

Dominant Styles

Colonial, Old Style, Cape

Year Built, Median

1930

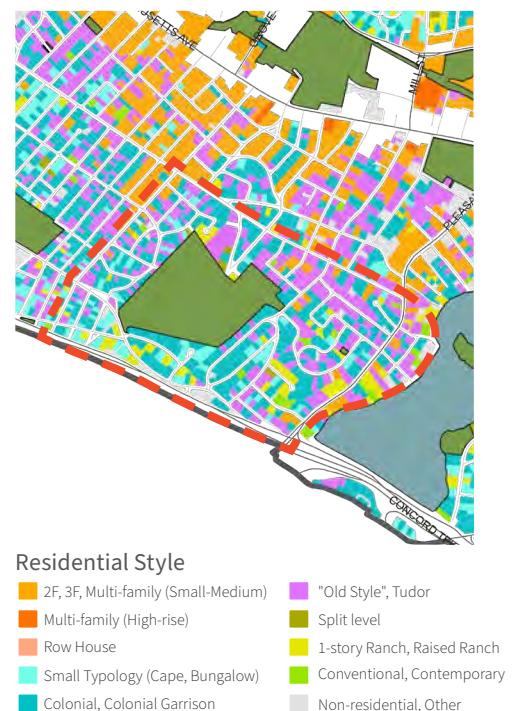
Floor Area Ratio, Median

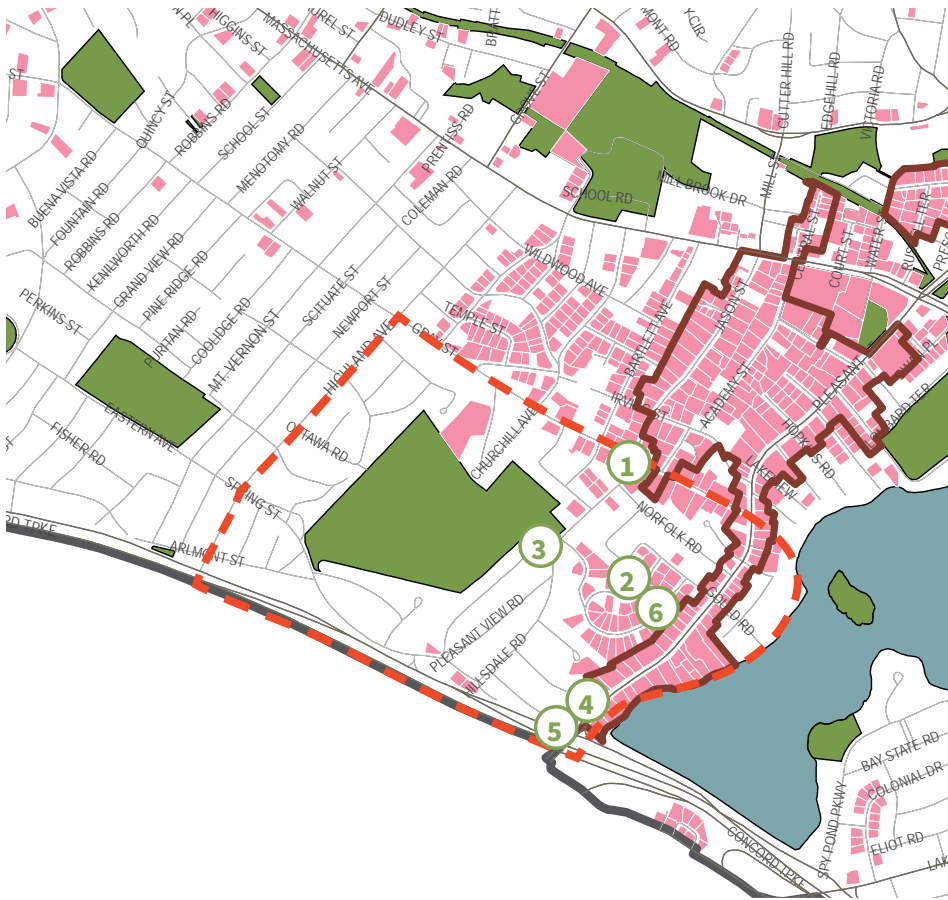
0.31 (0.34 Arlington median)


Lot Size, Median


7,041 sf (6,081 sf Arlington median)

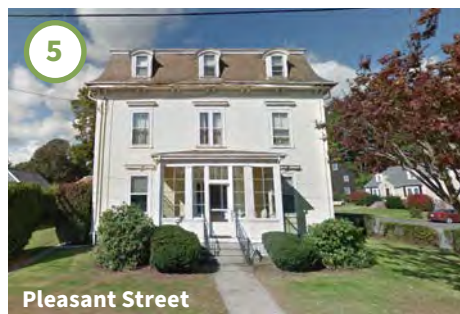
South of Arlington Center, Jason Heights is distinguished by its larger lot sizes and many older houses. The core of the neighborhood was a 1928 subdivision of George Hill's market garden. Many of the homes incorporate eclectic elements such as a Tudor-revival front chimney.





 Arlington Historical Commission (AHC) or Historic District properties

 Historic District boundary



2.4 Neighborhood Profiles

Arlington Heights, Poets Corner, Little Scotland

Dominant Styles

Colonial, Old Style, Cape, Two-Family

Year Built, Median

1928 | Arlington Heights

1952 | Poets Corner

1950 | Little Scotland

Floor Area Ratio, Median

0.31 | Arlington Heights

0.27 | Poets Corner

0.37 | Little Scotland

(0.34 Arlington median)

Lot Size, Median

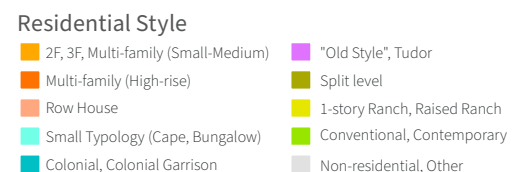
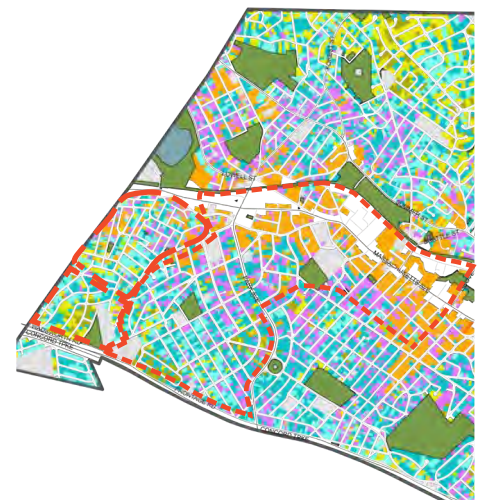
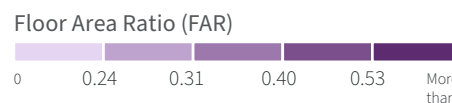
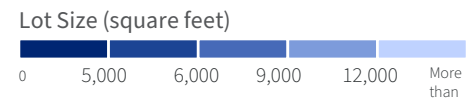
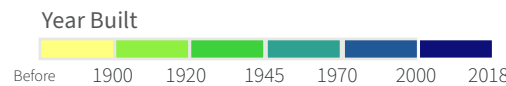
6,197 sf | Arlington Heights

6,841sf | Poets Corner

4,582 sf | Little Scotland

(6,081 sf Arlington median)

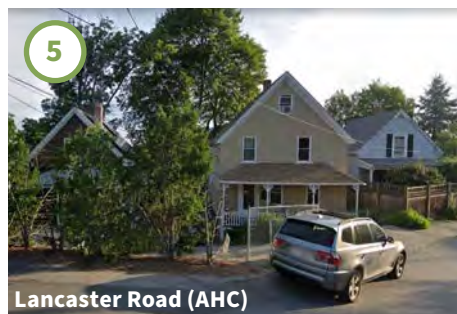
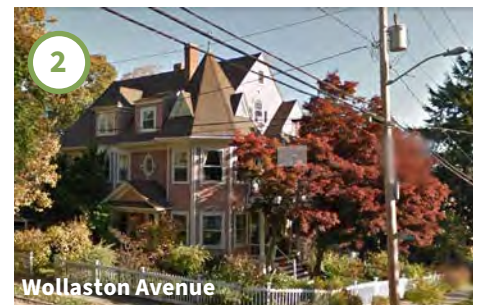
Arlington Heights originally started as an agricultural community with larger houses and farmland. It marks the west end of the Massachusetts Avenue spine that bisects Arlington. In the early 20th-century, Arlington was built out with subdivisions and infill development. Little Scotland, originally built in 1895-96, is the unofficial name of the Arlington Heights Park subdivision where all the streets are named after places in Scotland. Poets Corner was generally developed later in the post-war time.





Arlington Historical Commission (AHC) or Historic District properties

Historic District boundary



2.4 Neighborhood Profiles - Robbins Farm

Dominant Styles

Colonial, Old Style, Cape

Year Built, Median

1931

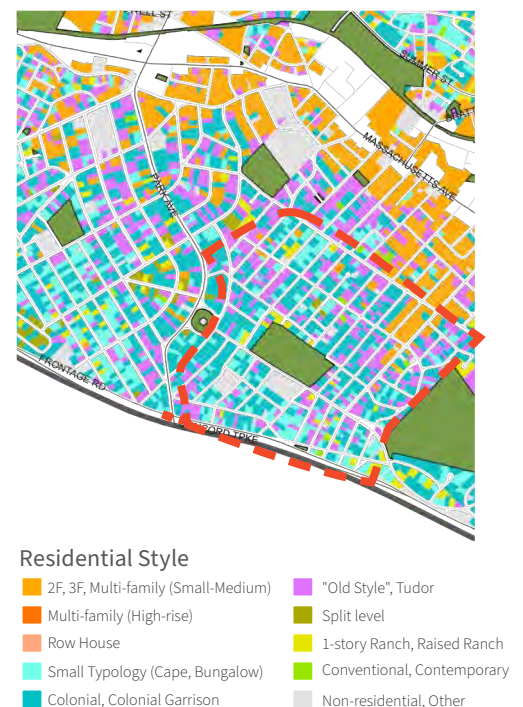
Floor Area Ratio, Median

0.33 (0.34 Arlington median)

Lot Size, Median

5,222 sf (6,081 sf Arlington median)

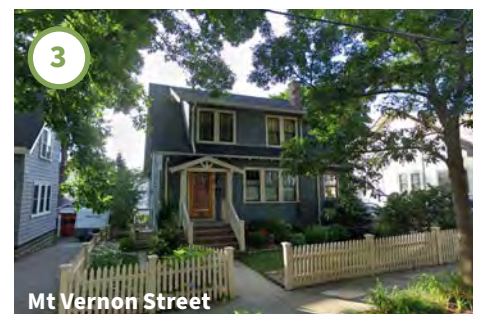
Robbins Farm is named after its large park at its core. It is a sub-area of Arlington Heights. The street grid runs up the hill, creating a stepped condition between houses. The houses were also generally built in the 1920s and built on smaller lots. There are many examples of Cape-style or Bungalow-style houses, particularly along George Street. Some of them have been redeveloped in the recent decade.





Arlington Historical Commission (AHC) or Historic District properties

Historic District boundary



Source: Google Streetview.

2.4 Neighborhood Profiles - Mount Gilboa, Turkey Hill

Dominant Styles

Old Style, Colonial, Cape, Ranch

Year Built, Median

1940

Floor Area Ratio, Median

0.29 (0.34 Arlington median)

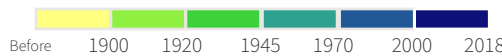
Lot Size, Median

6,101 sf (6,081 sf Arlington median)

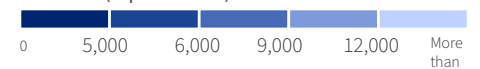
The area around Mount Gilboa is characterized by its historic district and diversity of styles. Meanwhile, the area around Turkey Hill has many mid-20th century and modern-day constructions. There are many new, larger homes being built, particularly around Turkey Hill.



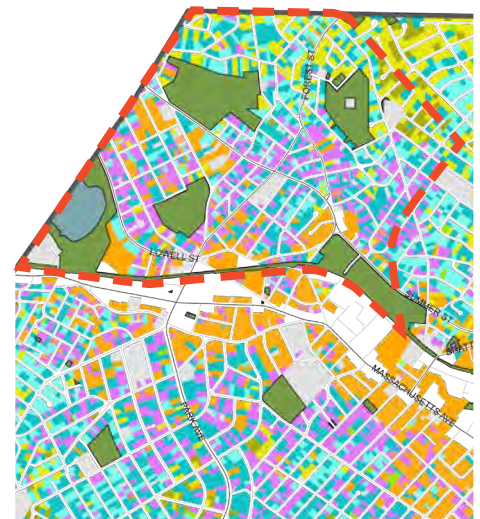
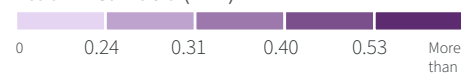
Year Built



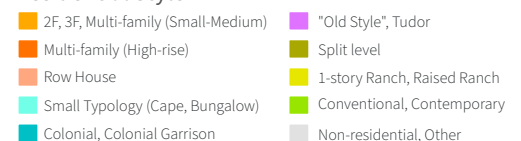
Lot Size (square feet)

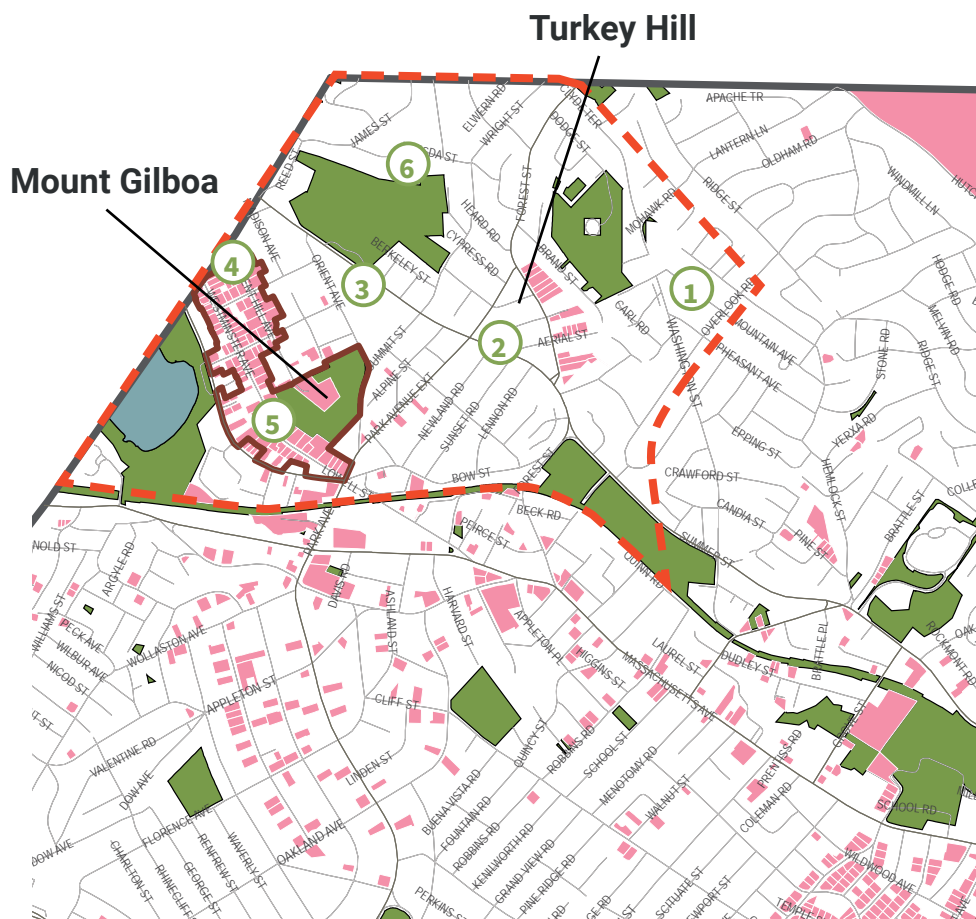


Floor Area Ratio (FAR)

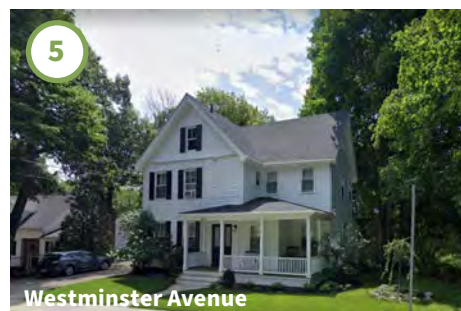


Residential Style





Arlington Historical Commission (AHC) or Historic District properties
 Historic District boundary



2.4 Neighborhood Profiles - Morningside

Dominant Styles

Ranch, Colonial, Cape, Old Style

Year Built, Median

1951

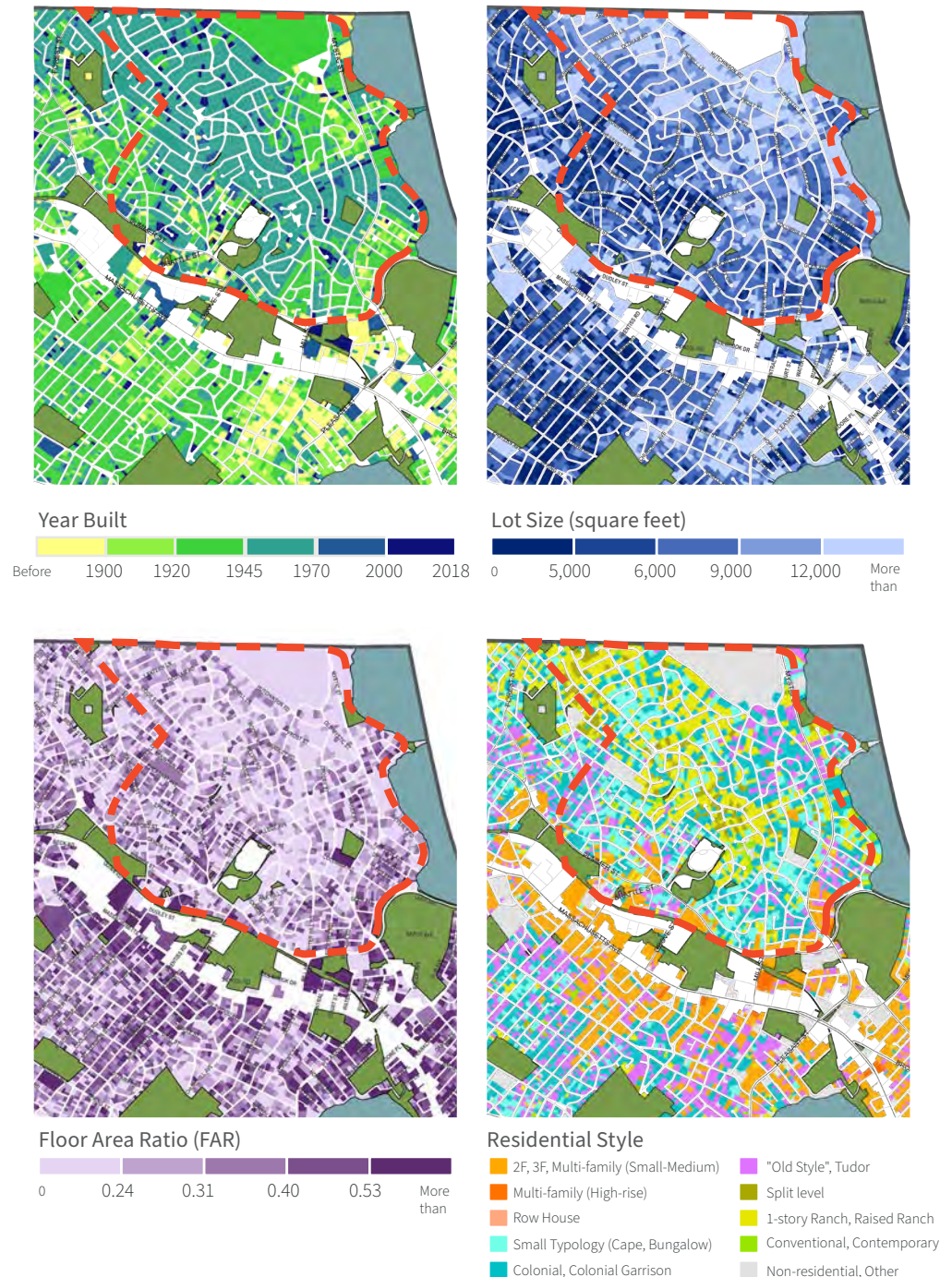
Floor Area Ratio, Median

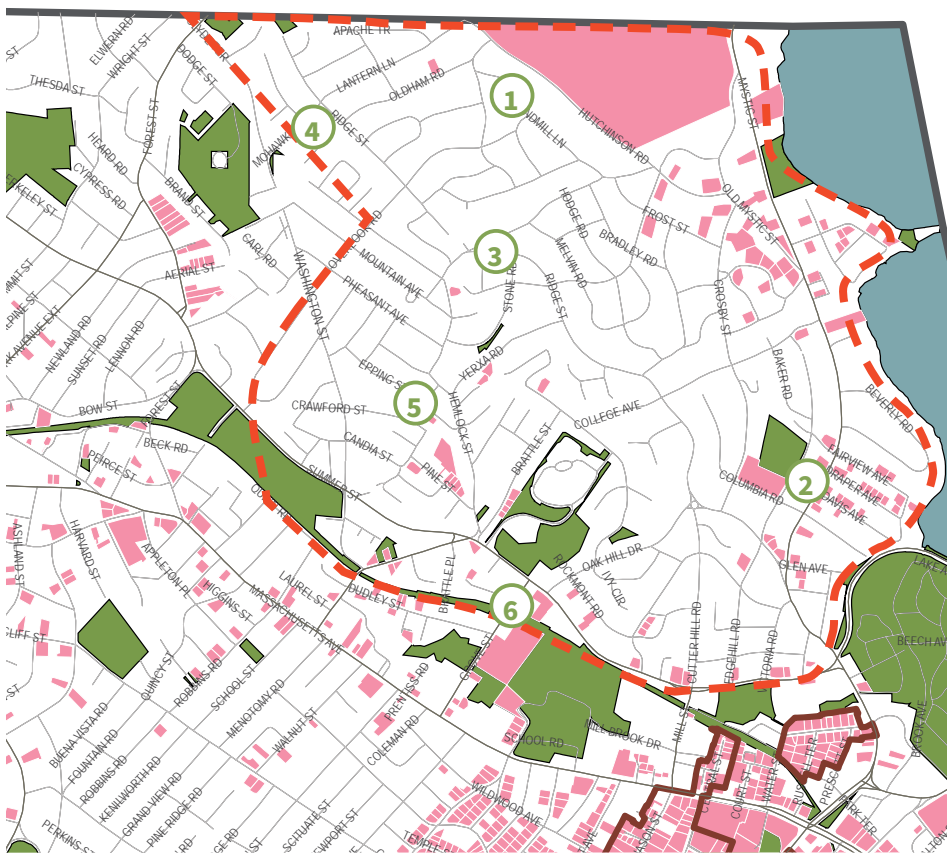
0.27 (0.34 Arlington median)

Lot Size, Median

7,719 (6,081 sf Arlington median)

Morningside consists of larger lots. In the 1950's and 1960's, much of the area was developed with colonial revival ranch homes. In the historic pockets, there are many examples of "old style" and colonial houses. These older pockets are generally closer to Arlington Center and Mill Brook. New constructions are replacing some of the ranch homes, such as on Epping Street.





Arlington Historical Commission (AHC) or Historic District properties

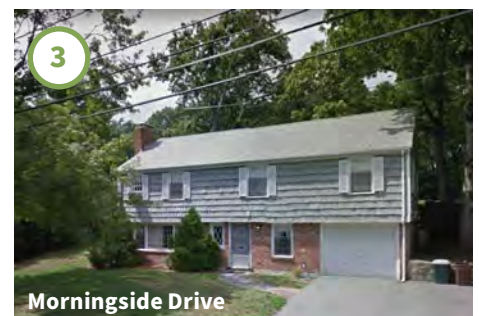
Historic District boundary



Windmill Lane



Mystic Street



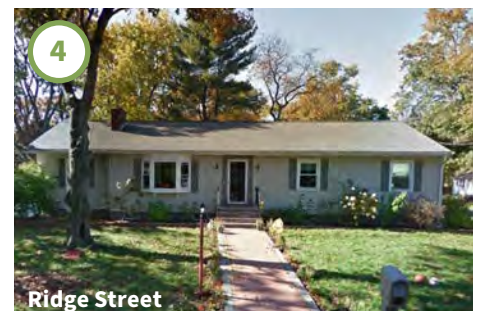
Morningside Drive



Grove Street Place



Epping Street



Ridge Street

Source: Google Streetview.

2.4 Zoning and Permitting Process Analysis

Differences between neighborhoods and housing typologies are not captured by the broad zoning districts.

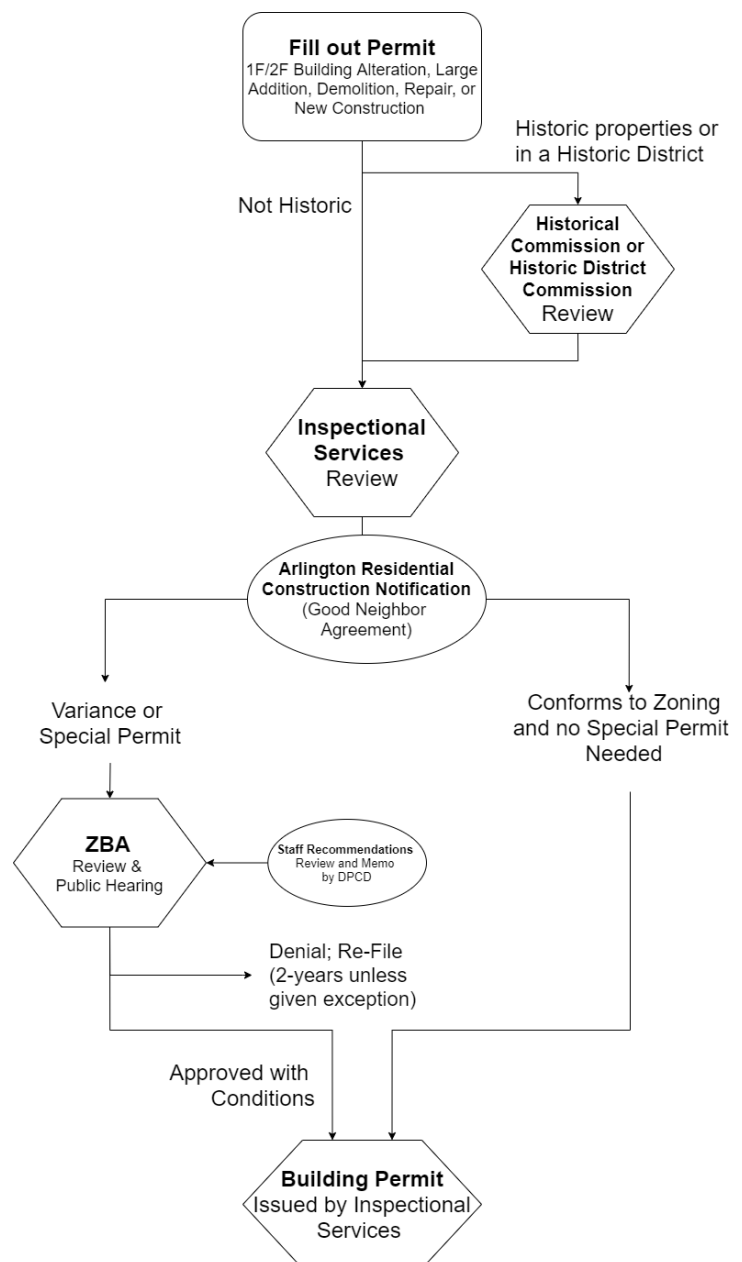
Most of Arlington is zoned as R0, R1, or R2 districts. R0 and R1 are single-family residential districts; R2 is a two-family residential district.

Before the Inspection Services Department (ISD) review, if a property is on the Arlington Historical Commission's list or in a local historic district, it is first passed to the appropriate commission for review prior to ISD's review. More than 1,200 properties are either in a historic district or an Arlington Historical Commission (AHC)-designated property. All alterations, demolitions, and new construction of these properties that are visible by the public must receive a Certificate of Appropriateness by either the relevant historic district commission or AHC.

All projects must also give at least seven day's notice to all abutters within 200 feet of the construction site before work can commence.

Projects that require a variance or special permit will need to be reviewed and voted on by the Zoning Board of Appeal.

Existing Zoning - Permitting Process



Existing Zoning - Residential Zoning Subdistricts

	R0	R1	R2	R3	R4	R5	R6	R7
Single-family detached dwelling	Y	Y	Y	Y	Y	Y	Y	Y
Six or more single family dwellings on one or more contiguous lots	SP	SP	SP	SP	SP	SP	SP	SP
Two-family dwelling, duplex			Y	Y	Y	Y	Y	Y
Six or more units in two-family dwellings or duplex dwelling on one or more contiguous lots			SP	SP	SP	SP	SP	SP
Three-family dwelling				SP	SP	SP	SP	SP
Townhouse				SP	SP	SP	SP	SP
Apartment building						SP	SP	SP
Conversion to apartments, up to 18 units per acre, with no alteration to the exterior of the building					SP	SP		
Single-room occupancy building				SP	SP	SP	SP	SP
Group home	Y	Y	Y	Y	Y	Y	Y	Y
Conversion of one- or two-family dwelling to bed and breakfast	SP	SP	SP	SP	SP	SP	SP	SP
Assisted living residence							SP	
Dormitory			SP	SP	SP	SP	SP	SP

(empty) - Not Permitted

Y - Permitted

SP - Special Permit - Planning Board

Existing Zoning - Dimensional Requirements

	Minimum Lot Area (sf)	Minimum Lot Area per Unit (sf)	Minimum Lot Frontage (ft)
R0	9,000	---	75
R1, R2	6,000	---	60
R3 - Townhouse	---	2,500	45
R3 - Other permitted residential use	5,000	---	45

Existing Zoning - Dimensional Requirements

	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)
R0, R1	25	10	---
Rear (lot depth 100 ft or more)	---	---	20
Rear (lot depth < 100 ft)	---	---	20% lot depth
Accessory buildings and garage structures	25	6	6
R2	20	10	---
Rear (lot depth 100 ft or more)	---	---	20
Rear (lot depth < 100 ft)	---	---	20% lot depth
Accessory buildings and garage structures	25	6	6
R3			
Townhouse	10	10	20
Other permitted residential use	10	One side: min. 10 Sum of two sides: min. 16	20% lot depth
Accessory buildings and garage structures	25	6	6

	Landscaped Open Space (Min.)	Usable Open Space (Min.)	Maximum Lot Coverage
R0 - Permitted residential structure	10%	30%	35%
R1, R2 - Permitted residential structure	10%	30%	35%
R3 - Townhouse	10%	30%	---
R3 - Other permitted residential use	10%	30%	45

Existing Zoning - Dimensional Requirements

	Maximum Height (ft)	Maximum height (stories)	Maximum Floor Area Ratio (FAR)
R0, R1 - 1F detached dwelling	35	2 1/2	(.35 applies only to “other permitted structure”)
R2 - 1F detached dwelling, 2F dwelling, or duplex dwelling	35	2 1/2	(.35 applies only to “other permitted structure”)
R0, R1, R2			
Accessory Structures (>80 sf) and private garages	20	2	---
Minor Accessory building (<=80 sf)	7	1	---
R3			---
Principal building or structure	35	3	0.75
Detached accessory structure (> 80 sf)	20	2	---
Detached accessory structure (<= 80 sf)	7	1	---

Existing Zoning - Off-street Parking Regulations

Single-, Two-, or Three-family dwelling: 1 space per dwelling unit

Detached Garage placement:

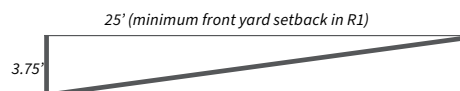
- Side Yard Minimum (Garage in rear yard): 6 ft.
- Side Yard Minimum (Garage in side yard): 10 ft.
- Rear Yard Minimum: 6 ft.

Slope:

Cannot exceed a 15% downward slope, unless by special permit

Where Parking is allowed:

- Side yard and rear yard on a paved driveway;
- Attached or detached garage; or
- Within the foundation of a dwelling.



Examples of “Park-Unders” built before the new slope regulations were put into place.